

# Lower Thames Crossing

## 6.3 Environmental Statement Appendices Appendix 7.1 – Local Planning Policy of Relevance to Landscape and Visual

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# Lower Thames Crossing

## Appendix 7.1 – Local Planning Policy of Relevance to Landscape and Visual

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# 1 Local planning policy of relevance to landscape and visual

1.1.1 Table 1.1 includes extracts of relevant planning policy from each local authority within the Project study area.

**Table 1.1 Landscape – relevant local planning policy**

Strategy/plan	Policy
<b>Kent County Council</b>	
Vision for Kent 2012-2022 (Kent Forum and Kent County Council, 2012)	<p><u>Section 3 ‘Cross Cutting Themes’</u></p> <p><b>Protecting and enhancing the environment</b></p> <p><i>‘...make the most of Kent’s natural environment for people to enjoy, contributing to their wellbeing, and to attract business and tourism. The Kent Environment Strategy sets out the priorities in this area.’</i></p> <p>(Relevant priorities are set out below.)</p>
Kent Environment Strategy (Kent County Council, 2016)	<p>This strategy and the associated implementation plan seek to provide support to decision makers in ensuring that the county of Kent remains the highly desirable location of choice for visitors, residents and businesses. Two key priorities are of particular relevance to the Project:</p> <ul style="list-style-type: none"> <li>• Priority 5 <i>‘Conserve and enhance the quality and supply of the county of Kent’s natural resources and assets.’</i> <ul style="list-style-type: none"> <li>– 5.1 Establish a coherent, landscape-led approach to decision making through identification of the natural and historic features that underpin landscape character and a strategic approach to assessment of character and trends in landscape condition</li> <li>– 5.2 Improve and increase functional habitat networks on land and in the sea, identifying opportunities and protecting and enhancing our natural and historic environment and landscape character through planning and decision making</li> <li>– 5.3 Identify and take forward opportunities for sustainable water management to improve quality and quantity of our water environment and resources</li> <li>– 5.4 Establish land-use management approaches that create, preserve and enhance healthy, viable soils and respect landscape character...’</li> </ul> </li> <li>• Priority 9 <i>‘Improve the county of Kent’s environmental, social and economic resilience to environmental change...’</i> <ul style="list-style-type: none"> <li>– 9.3 Improve water management and build flood resilience, maximising opportunities to deliver multiple benefits for our environment and residents into the future</li> <li>– 9.4 Build resilience to the impacts of environmental change, disease and invasive species on plant and animal health...’</li> </ul> </li> </ul>

Strategy/plan	Policy
<p>Kent Design Guide (Kent Design Initiative, including Kent County Council, 2005)</p>	<p><b>2.1 Understanding the Site</b>  <i>‘To be successful, any new development needs to be based on a good understanding of the local context...                      The positive features of the area should be identified and reinforced in any new proposal...                      The landscape setting of a development site should be understood, extended and enhanced within the site...’</i></p> <p><b>2.2 Generating the Layout</b>  <i>‘Existing sound and healthy trees and hedgerows can play a vital part in reinforcing a ‘sense of place’ in new developments and will bring benefits to the scheme in terms of amenity, biodiversity...                      Landform can be used for screening, acoustic barriers, site drainage or for amenity where a variation in topography is appropriate...                      Existing landscape features should be retained where practical with new layouts designed to enhance both existing landscape features and the new development...                      Layouts should allow for structural tree planting which should be supplemented... with shrubs...’</i></p>
<p>Consultation Draft Kent Design Guide website (Kent County Council, 2021)</p>	<p><b>Protecting our natural heritage</b>  <i>‘Kent has a unique and diverse landscape, with a wide range of habitats and ecology that must be preserved and enhanced.’</i></p> <p><b>Fit naturally into the surroundings</b>  <i>‘We want to see that you understand the natural environment and landscape in which your development is situated.’</i></p> <p><b>Keep it specific</b>  <i>‘Your design should fit with its particular Kent context. There is no one-size-fits all approach: your design process should identify, then respond to, a place’s specific character, features and attributes.’</i></p> <p><b>Take cues from the surroundings</b>  <i>‘We want to see designs that understand and fit with the site’s features and surrounding context. Kent is the Garden of England, and its distinctive landscape, wildlife and history can all provide context.’</i></p>
<p><b>Maidstone Borough Council</b></p>	
<p>Maidstone Borough Local Plan Adopted 25 October 2017 (Maidstone Borough Council, 2017)</p>	<p><b>SP17 The Countryside</b>  <i>‘The countryside is defined as all those parts of the plan area outside the settlement boundaries of the Maidstone urban area, rural service centres and larger villages defined on the policies map.</i></p> <p><i>1. Development proposals in the countryside will not be permitted unless they accord with other policies in this plan and they will not result in harm to the character and appearance of the area...</i></p> <p><i>3. Great weight should be given to the conservation and enhancement of the Kent Downs Area of Outstanding Natural Beauty.</i></p> <p><i>4. Proposals should not have a significant adverse impact on the setting...of the Kent Downs Area of Outstanding Natural Beauty...</i></p> <p><i>7. Development in the countryside will retain the separation of individual settlements.</i></p>

Strategy/plan	Policy
	<p><i>Account should be taken of the Kent Downs Area of Outstanding Natural Beauty Management Plan and the Maidstone Borough Landscape Character Guidelines Supplementary Planning Document’.</i></p> <p><b>DM1 Principles of Good Design</b></p> <p><i>‘Proposals which would create high quality design and meet the following criteria will be permitted:</i></p> <ul style="list-style-type: none"> <li><i>i. Create designs and layouts that are accessible to all, and maintain and maximise opportunities for permeability and linkages to the surrounding area and local services;</i></li> <li><i>ii. Respond positively to, and where possible enhance, the local, natural or historic character of the area. Particular regard will be paid to scale, height, materials, detailing, mass, bulk, articulation and site coverage...</i></li> <li><i>iv. Respect the amenities of occupiers of neighbouring properties...by ensuring that development does not result in... visual intrusion...</i></li> <li><i>v. Respect the topography and respond to the location of the site and sensitively incorporate natural features such as trees, hedges and ponds worthy of retention within the site. Particular attention should be paid in rural and semi-rural areas where the retention and addition of native vegetation appropriate to local landscape character around the site boundaries should be used as positive tool to help assimilate development in a manner which reflects and respects the local and natural character of the area;</i></li> <li><i>vi. Provide a high quality design which responds to areas of heritage, townscape and landscape value or uplifts an area of poor environmental quality...</i></li> </ul> <p><i>Account should be taken of... the Maidstone Borough Landscape Character Guidelines SPD, the Kent Design Guide and the Kent Downs Area of Natural Beauty Management Plan’.</i></p> <p><b>DM3 Natural Environment</b></p> <p><i>‘1. To enable Maidstone borough to retain a high quality of living and to be able to respond to the effects of climate change, developers will ensure that new development protects and enhances the natural environment by incorporating measures where appropriate to:</i></p> <ul style="list-style-type: none"> <li><i>i. Protect positive landscape character, areas of Ancient Woodland, veteran trees, trees with significant amenity value, important hedgerows, features of biological or geological interest, and the existing public rights of way network from inappropriate development and avoid significant adverse impacts as a result of development...</i></li> <li><i>v. Provide for the long term maintenance and management of all natural assets, including landscape character, associated with the development;</i></li> <li><i>vi. Mitigate for and adapt to the effects of climate change; and</i></li> <li><i>vii. Positively contribute to the improvement of accessibility of natural green space within walking distance of housing, employment, health and education facilities and to the creation of a wider network of new links between green and blue spaces including links to the Public Rights of Way network.</i></li> </ul>

Strategy/plan	Policy
	<p>2. Where appropriate, development proposals will be expected to appraise the value of the borough’s natural environment through the provision of the following:</p> <p>...ii. Arboricultural assessments to take full account of any natural assets connected with the development and associated sites; and</p> <p>iii. A landscape and visual impact assessment to take full account of the significance of, and potential effects of change on, the landscape as an environmental resource together with views and visual amenity.</p> <p>3. Publicly accessible open space should be designed as part of the overall green and blue infrastructure and layout of a site, taking advantage of the potential for multiple benefits including enhanced play, wildlife, sustainable urban drainage, tree planting and landscape provision. The form and function of green infrastructure will reflect a site's characteristics, nature, location and existing or future deficits...</p> <p>Account should be taken of the Landscape Character Guidelines SPD, the Green and Blue Infrastructure Strategy and the Kent Downs [Area of Outstanding Natural Beauty] AONB Management Plan’.</p> <p><b>DM30 Design Principles in the Countryside</b></p> <p>‘Outside of the settlement boundaries as defined on the policies map, proposals which would create high quality design, satisfy the requirements of other policies in this plan and meet the following criteria will be permitted:</p> <p>i. The type, siting, materials and design, mass and scale of development and the level of activity would maintain, or where possible, enhance local distinctiveness including landscape features;</p> <p>ii. Impacts on the appearance and character of the landscape would be appropriately mitigated. Suitability and required mitigation will be assessed through the submission of Landscape and Visual Impact Assessments to support development proposals in appropriate circumstances...</p> <p>Account should be taken of the Kent Downs AONB Management Plan and the Maidstone Borough Landscape Character Guidelines SPD’.</p>
<p>Maidstone Landscape Character Assessment Supplement 2012 saved sections of the Maidstone Landscape Character Assessment &amp; Landscape Guidelines 2000 (Maidstone Borough Council, 2012)</p>	<p><b>Typical planting mixes for landscape character types: Dry valleys and downs (chalk and clay-with-flints)</b></p> <p>The guidance contains lists of plant species for proposed woodland and hedgerows on chalk and clay-with-flints (including ash, beech, field maple, hawthorn, hazel, oak, privet, silver birch, spindle, whitebeam, wild cherry and yew).</p> <p><b>General landscape guidance</b></p> <ul style="list-style-type: none"> <li>• ‘The relationship between the built-development, landscape proposals and the wider environment should be considered at the earliest stage of the design process.</li> <li>• Development proposals should consider the impact on landscape... throughout the life of a project and should consider both direct and indirect impacts.</li> <li>• The design of any development should contribute to and enhance local landscape character...</li> <li>• The design of any landscape scheme should ensure that the completed development can be managed and maintained without</li> </ul>

Strategy/plan	Policy
	<p><i>undue financial or environmental expense or intervention for the foreseeable future, i.e. it should be sustainable...</i></p> <ul style="list-style-type: none"> <li><i>Good planting will enhance the value and attractiveness of the scheme and will contribute to... the distinctiveness of local landscape character. In rural areas it is particularly important that planting schemes should respect the local landscape character...</i></li> </ul> <p><b>7. Planting proposals</b></p> <p>Detailed guidance on what to consider in terms of the layout and form of planting, new tree and shrub planting, woodland planting, hedging and future management.</p> <p><b>Special issues</b></p> <p>Detailed guidance on what to consider in terms of the character of the rural landscape, and proposed woodland and grassland.</p>
<p>Green and Blue Infrastructure Strategy (Maidstone Borough Council, 2016)</p>	<p><b>Vision</b></p> <p><i>'Greener, healthier, attractive towns and villages sustainably connected to the rich tapestry of distinctive landscapes, wildlife habitats and waterways – valued, enjoyed and cared for by local people.'</i></p> <p><b>Theme 1: Mitigating and adapting to climate change</b></p> <p><i>'...In the countryside:</i></p> <p><i>To create a robust and resilient landscape with improved links between wildlife habitats.'</i></p> <p><b>Theme 3: Promoting a distinctive townscape and landscape</b></p> <p><i>'...In the countryside:</i></p> <p><i>To conserve and enhance the Kent Downs Area of Outstanding Natural Beauty and its setting, maintain landscapes of local value and restore and improve sensitive landscape in the poorest condition...'</i></p> <p>There is detailed discussion in the strategy on the key issues relating to climate change and the townscape and landscape, and the key principles and opportunities relating to green and blue infrastructure.</p>
<b>Tonbridge and Malling Borough Council</b>	
<p>Tonbridge and Malling Borough Council Local Development Framework, Core Strategy, As Adopted by the Council 25 September 2007 (Tonbridge and Malling Borough Council, 2007)</p>	<p><b>CP14 Development in the Countryside</b></p> <p><i>'In the countryside development will be restricted to:</i></p> <p><i>...(i) any other development for which a rural location is essential'.</i></p> <p><b>CP24 Achieving a High Quality Environment</b></p> <p><i>'1. All development must be well designed and...through its scale, density, layout, siting, character and appearance be designed to respect the site and its surroundings.</i></p> <p><i>2. All development should... make a positive contribution towards the enhancement of the appearance and safety of the area.</i></p> <p><i>3. Development which by virtue of its design would be detrimental to the built environment, amenity or functioning and character of a settlement or the countryside will not be permitted...'</i></p>

Strategy/plan	Policy
<b>Medway Council</b>	
<p>Medway Local Plan                      Adopted May 2003                      (Medway Council,                      2003)</p>	<p><b>S4 Landscape and Urban Design</b>                      ‘A high quality of built environment will be sought from new development, with landscape mitigation where appropriate. Development should respond appropriately to its context, reflecting a distinct local character’.</p> <p><b>BNE6 Landscape Design</b>                      ‘Major developments should include a structural landscaping scheme to enhance the character of the locality. Detailed landscaping schemes should be submitted before development commences and should have regard to the following factors:</p> <ul style="list-style-type: none"> <li>(i) provide a structured, robust, attractive, long term, easily maintainable environment including quality open spaces, vistas and views; and</li> <li>(ii) include planting of a size, scale and form appropriate to the location and landform, taking account of underground and overground services; and</li> <li>(iii) include details of the design, materials and quality detailing of hard works elements such as gates, fences, walls, paving, signage and street furniture; and</li> <li>(iv) retain important existing landscape features, including trees and hedgerows, and be well related to open space features in the locality; and</li> <li>(v) support wildlife by the creation or enhancement of semi-natural habitats and the use of indigenous plant material where appropriate; and</li> <li>(vi) include an existing site survey, maintenance and management regimes and a timetable for implementation.’</li> </ul> <p><b>BNE22 Environmental Enhancement</b>                      ‘Development leading to the protection and improvement of the appearance and environment of existing and proposed areas of development, transport corridors, open spaces and areas adjacent to the River Medway will be permitted.’</p>
<b>Gravesham Borough Council</b>	
<p>Local Plan Core Strategy: Adopted 2014 (Gravesham Borough Council, 2014)</p>	<p><b>Policy CS12: Green Infrastructure</b>                      ‘A multifunctional linked network of green spaces, footpaths, cycle routes and wildlife stepping stones and corridors will be created, protected, enhanced and maintained...                      The overall landscape character and valued landscapes will be conserved, restored and enhanced. The greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs Area of Outstanding Natural Beauty and its setting. Proposals will take account of the Kent Downs Area of Outstanding Natural Beauty Management Plan, the Gravesham Landscape Character Assessment, and the Cluster Studies where relevant.’</p>



Strategy/plan	Policy
	<p><b>Policy CS19: Development and Design Principles</b></p> <p><i>‘New development will be visually attractive, fit for purpose and locally distinctive. It will conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area and meet anti-crime standards. The design and construction of new development will incorporate sustainable construction standards and techniques, be adaptable to reflect changing lifestyles, and be resilient to the effects of climate change. This will be achieved through the criteria set out below:</i></p> <ul style="list-style-type: none"> <li>● <i>...the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area. Account will be taken of the scale, height, building lines, layout, materials and other architectural features of adjoining buildings. Account will also be taken of the wider site context, including strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place...</i></li> <li>● <i>New development will include details of appropriate hard and soft landscaping, public art, street furniture, lighting and signage and will ensure that public realm and open spaces are well planned, appropriately detailed and maintained so they endure...</i></li> <li>● <i>New development will protect and, where opportunities arise, enhance biodiversity and the Borough’s Green Infrastructure network.’</i></li> </ul>
<b>Kent Downs AONB</b>	
<p>Kent Downs AONB Management Plan 2021-2026 (Kent Downs AONB Unit, 2021)</p>	<p>The plan sets out the following special components, characteristics and qualities of the AONB:</p> <ul style="list-style-type: none"> <li>● Dramatic landform and views; a distinctive landscape character</li> <li>● Biodiversity-rich habitats</li> <li>● Farmed landscape</li> <li>● Woodland and trees</li> <li>● A rich legacy of historic and cultural heritage</li> <li>● The Heritage Coasts</li> <li>● Geology and natural resources</li> <li>● Tranquillity and remoteness</li> </ul> <p>Planning Principles:  <u>Sustainable development</u></p> <p><b>Principle SD2</b></p> <p><i>‘The local character, qualities, distinctiveness and natural resources of the Kent Downs AONB will be conserved and enhanced in the design, scale, siting, landscaping and materials of new development, redevelopment and infrastructure and will be pursued through the application of appropriate design guidance and position statements.’</i></p>

	<p><b>Principle SD3</b> <i>‘Ensure that development and changes to land use and land management cumulatively conserve and enhance the character and qualities of the Kent Downs AONB rather than detracting from it.’</i></p> <p><b>Principle SD7</b> <i>‘New projects, proposals and programmes shall conserve and enhance tranquillity and where possible dark night skies.’</i></p> <p><b>Principle SD8</b> <i>‘Ensure proposals, projects and programmes do not negatively impact on the distinctive landform, landscape character, special characteristics and qualities, the setting and views to and from the Kent Downs AONB.’</i></p> <p><b>Principle SD9</b> <i>‘The particular historic and locally distinctive character of rural settlements and buildings of the Kent Downs AONB will be maintained and strengthened. The use of sustainably sourced locally-derived materials for restoration and conversion work will be encouraged. New developments will be expected to apply appropriate design guidance and to be complementary to local character in form, siting, scale, contribution to settlement pattern and choice of materials.’</i></p> <p><b>Principle SD10</b> <i>‘Positive measures to mitigate the negative impact of existing infrastructure and growth on the natural beauty and amenity of the Kent Downs AONB will be pursued.’</i></p> <p><b>Principle SD11</b> <i>‘Major development should avoid the Kent Downs AONB in line with NPPF guidance. Where it is decided that development will take place that will have a negative impact on the landscape character, characteristics and qualities of the Kent Downs AONB or its setting, mitigation and or compensatory measures appropriate to the national importance of the Kent Downs landscape will be identified, pursued, implemented and maintained. The removal or mitigation of identified landscape detractors will be pursued.’</i></p> <p><b>Principle SD12</b> <i>‘Transport and infrastructure schemes and growth areas are expected to avoid the Kent Downs AONB. Unavoidable developments will be expected to fit unobtrusively into the landscape, respect landscape character, be mitigated by sympathetic landscape, buffering, land bridges and design measures and provide compensatory measure through benefits to natural beauty elsewhere in the AONB.’</i></p> <p><b>Principle SD13</b> <i>‘A strategic, landscape led approach to green infrastructure and net gain investments is taken to ensure the recovery, conservation and enhancement of the special characteristics and qualities of the Kent Downs AONB and its setting. The Kent Downs AONB takes a key role in accommodating net gain investments derived from growth elsewhere where the intended gain cannot be delivered locally.’</i></p> <p><u>Landform and landscape character</u></p>
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Strategy/plan	Policy
	<p><b>Principle LLC1</b>  <i>‘The protection, conservation and enhancement of special characteristics and qualities, natural beauty and landscape character of the Kent Downs AONB will be supported and pursued.’</i></p> <p><b>Principle LLC2</b>  <i>‘The promotion, management, restoration and appropriate creation of viewpoints will be supported.’</i></p> <p><u>Woodland and Trees</u></p> <p><b>Principle WT1</b>  <i>‘The extent of woodland, transitional habitats around woodland and trees outside woodland in the Kent Downs AONB will be retained, connected and extended.’</i></p> <p><u>Historic and Cultural Heritage</u></p> <p><b>Principle HCH6</b>  <i>‘The application of high standards of design sympathetic to cultural heritage within the AONB, identified in guidance including the AONB Landscape Design Handbook, Kent Downs Farmstead Guidance and any relevant local policy or management plans will be pursued.’</i></p> <p><u>Access, enjoyment and understanding</u></p> <p><b>Principle AEU13</b>  <i>‘A strategic approach to the use of road signage, furniture, design and maintenance that conserves and enhances the local character and distinctiveness and encourages non-motorised access will be pursued through the adoption and implementation of the Kent Downs AONB Rural Streets and Lanes Design Handbook.’</i></p> <p><b>Principle AEU14</b>  <i>‘Proposals which detract from the amenity and enjoyment of users of the Public Rights of Way network will be resisted.’</i></p>
<b>Thurrock Council</b>	
<p>Thurrock Local Development Framework: Core Strategy and Policies for Management of Development (as amended) Adopted January 2015 (Thurrock Council, 2015)</p>	<p><u>Chapter 4: Spatial Policies</u></p> <p><b>Policy CSSP4 – Sustainable Green Belt</b>  <i>‘1. Balancing competing demands on the Thurrock Green Belt                      The Council’s policy is to maintain the purpose, function and open character of the Green Belt in Thurrock in accordance with the provisions of PPG2 for the plan period. The Council will:</i></p> <p><i>I. Maintain the permanence of the boundaries of the Green Belt, excepting the proposed Urban Extension Broad Locations Identified in this policy, Policy CSSP 1 and as shown on the Proposals Map.</i></p> <p><i>II. Resist development where there would be any danger of coalescence.</i></p> <p><i>III. Maximise opportunities for increased public access, leisure and biodiversity...’</i></p> <p><b>Policy CSSP5 – Sustainable Greengrid</b>  <i>‘It is the policy of the Council and its Partners to:</i></p>

Strategy/plan	Policy
	<p><i>1. Deliver the Greengrid Strategy as part of the Thurrock Core Strategy Infrastructure Prioritisation and Implementation Plan and the Adopted Statutory Development Plan</i></p> <p><i>I. Ensure that all development proposals take account of the objectives of the Greengrid network and where appropriate contribute to the management and enhancement of the Greengrid.</i></p> <p><i>II. Deliver the area based Greengrid Improvement Zones to ensure that the location, planning, design and ongoing management of sites is appropriate, and that opportunities are sought to make best use of land and green infrastructure assets in delivering ecosystem services.</i></p> <p><i>III. Set out guidance for the delivery of Thurrock Greengrid in the Thurrock Greengrid Supplementary Planning Document.</i></p> <p><i>IV. Ensure the Thurrock Greengrid is delivered by Developer Contributions as necessary.</i></p> <p><i>V. Provide opportunities for skills development, education and public awareness-raising on the value and importance of the Greengrid.</i></p> <p><i>2. The Greengrid will be delivered at a spatial level through a series of eight Greengrid Improvement Zones. The Improvement Zones are listed below:</i></p> <p><i>i. Aveley and South Ockendon (Including Thames Chase)</i></p> <p><i>ii. Mardyke Valley</i></p> <p><i>iii. West Thurrock/Lakeside/Chafford</i></p> <p><i>iv. Purfleet</i></p> <p><i>v. North Grays &amp; Chadwell St Mary</i></p> <p><i>vi. Grays Riverside/ Tilbury</i></p> <p><i>vii. East Thurrock / Rural Riverside</i></p> <p><i>viii. Stanford-le-hope/ Corringham/ Horndon/ Langdon Hills</i></p> <p><i>Across the borough, considerations will include:</i></p> <ul style="list-style-type: none"> <li><i>• Semi-natural green space</i></li> <li><i>• Multifunctional greenspace</i></li> <li><i>• Promotion and safeguarding of biodiversity and geodiversity</i></li> <li><i>• Urban and rural trees and woodlands</i></li> <li><i>• Historic Environment and Heritage assets</i></li> <li><i>• Ecosystem services opportunities</i></li> <li><i>• Strategic links and bridging points</i></li> <li><i>• Flood Risk and water management</i></li> <li><i>• Mitigation of and adaptation to effects of climate change through the use of natural systems and green infrastructure assets</i></li> <li><i>• Strategic views</i></li> <li><i>• Broad landscape management areas</i></li> </ul> <p><i>3. Develop and protect Local Scale Assets</i></p> <p><i>The Council will promote and protect Local-scale assets including any Local Green Spaces identified in local plans or neighbourhood plans that contribute to Thurrock’s sustainable Greengrid including:</i></p>

Strategy/plan	Policy
	<p><i>i. Doorstep sites, play areas, amenity open spaces and allotments, which are often local sites within urban areas and villages and the first link to the wider setting;</i></p> <p><i>ii. Local green links, which provide vital routes for people to access local sites and the wider Rights of Way and Safe Routes to School network;</i></p> <p><i>iii. Registered commons and villages and town greens;</i></p> <p><i>iv. Biodiversity interests and local nature reserves, such as Linford Wood and Grove House Wood;</i></p> <p><i>v. Local productive land, including local allotments, community gardens and commercial small holdings involved in supplying local food or craft resources.</i></p> <p><i>Development within Local Green Spaces will not be permitted unless there are very special circumstances. The Council envisages these circumstances will include where such development would support the functional value of such spaces without detracting from the visual qualities which the community may value.</i></p> <p><i>4. In addition to the above actions, specifically support the objectives of the Greater Thames Marshes Nature Improvement Area by taking account of any core areas and buffer zones, corridors and stepping stones, restoration areas, and locations for priority action which may in due course be identified by the project plans of the Nature Improvement Area Partnership.'</i></p> <p><b><u>Chapter 5: Thematic Policies</u></b></p> <p><i>Environment</i></p> <p><b>Policy CSTP18 Green Infrastructure</b></p> <p><i>'...restore, protect, enhance and where appropriate create its green assets. The Green Infrastructure seeks to address the connectivity between urban and rural areas in the Borough and ensure that such green assets are multi-functional in use... The Council will require a net gain in Green Infrastructure. This will contribute to addressing the existing and developing deficiencies, ensuring connectivity and relieving pressure on designated biodiversity sites such as SSSIs.'</i></p> <p><b>Policy CSTP20 Open Space</b></p> <p><i>'II. New provision will be encouraged particularly to address areas of deficiency as identified in the Open Space Strategy. Areas identified include:</i></p> <p><i>i. Purfleet;</i></p> <p><i>ii. West Thurrock/Lakeside Basin;</i></p> <p><i>iii. Chafford Hundred;</i></p> <p><i>iv. South Chafford;</i></p> <p><i>v. Grays;</i></p> <p><i>vi. Parts of South Ockendon and Aveley;</i></p> <p><i>vii. North Stifford;</i></p> <p><i>viii. Parts of Chadwell St Mary;</i></p> <p><i>iv. Parts of Tilbury;</i></p> <p><i>x. Parts of Stanford-le-Hope; and</i></p>

Strategy/plan	Policy
	<p><i>xi. Horndon-on-the-Hill.'</i></p> <p><i>'IV. Wherever possible, open spaces should be identified, planned, designed and managed as areas that can perform multiple functions. Functions to be considered in the planning, design and management of open spaces include:</i></p> <ul style="list-style-type: none"> <li><i>i. strategic functions (buffering and linkages);</i></li> <li><i>ii. biodiversity;</i></li> <li><i>iii. climate change mitigation and adaptation;</i></li> <li><i>iv. historic interest;</i></li> <li><i>v. urban quality;</i></li> <li><i>vi. health and well-being;</i></li> <li><i>vii. sustainable transport and movement;</i></li> <li><i>viii. productivity of land (food production, allotments);</i></li> <li><i>ix. community use (places for congregating and events) and</i></li> <li><i>x. visual amenity.'</i></li> </ul> <p><b>Policy CSTP22 Thurrock Design</b></p> <p><i>'The Council will promote high quality design in Thurrock and will progress opportunities to improve the quality of the environment throughout the Borough and particularly in the Regeneration Areas and Key Strategic Employment Hubs.</i></p> <ul style="list-style-type: none"> <li><i>I. Development proposals must demonstrate high quality design founded on a thorough understanding of, and positive response to, the local context.</i></li> <li><i>II. The Council will promote a robust design process with the use of skilled designers so that proposals achieve the best balance of physical, social, economic and environmental outcomes.</i></li> <li><i>III. In particular, the Council requires developers to demonstrate that their proposals are designed to respect the distinct positive characteristics of areas within Thurrock, whether urban or rural, and create a sense of place within their schemes.</i></li> <li><i>IV. Development must provide a high standard of inclusive design so that it is accessible to all users...</i></li> <li><i>VIII. The Council will require that developments address the particular sensitivities and capacity of the places within which they occur, including how adverse impacts are mitigated.'</i></li> </ul> <p><b>Policy CSTP23 Thurrock Character and Distinctiveness</b></p> <p><i>'The Council will protect, manage and enhance the character of Thurrock to ensure improved quality and strengthened sense of place.</i></p> <ul style="list-style-type: none"> <li><i>I. The Council identifies the following key areas where character is a key issue:</i></li> </ul> <ul style="list-style-type: none"> <li><i>...iv. High volume transport networks</i></li> <li><i>v. Urban Fringe...</i></li> <li><i>vii. Historically Sensitive Areas</i></li> <li><i>viii. Strategic Natural and Semi- Natural Spaces</i></li> <li><i>ix. Strategic Multifunctional Green Space</i></li> <li><i>x. Rural landscapes</i></li> </ul>

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	<p><i>xi. Green Belt</i></p> <p><i>xii. Wooded Hills...</i></p> <p><i>II. The Council requires the retention and enhancement of significant natural, historic and built features which contribute to the character of the Borough as defined by their value, quality, cultural association and meaning or their relationship to the setting and local context.</i></p> <p><i>III. The Council requires the retention and enhancement of strategic and local views, which contribute to a distinctive sense of place. Where development will affect these views, their sensitivity and capacity for change must be adequately assessed and the effect of the development on them appropriately tested.</i></p> <p><i>In order to assess the sensitivity and capacity for change of Thurrock's character, the Council will require an assessment based on The Guidelines for Landscape and Visual Impact Assessment, or other methodology supported by the Council.'</i></p> <p><b>Policy CSTP24 Heritage Assets and the Historic Environment</b></p> <p><i>'1. Protecting and Enhancing Heritage Assets</i></p> <p><i>I. The Council will preserve or enhance the historic environment by:</i></p> <p><i>...vi. Encouraging proposals that include enhancement of surrounding landscapes and integration between priority heritage assets and the Greengrid.'</i></p>
<p>Thurrock Design Guide                      Design Strategy SPD                      Adopted March 2017                      (Thurrock Council, 2017)</p>	<p><u>Designing in Context</u></p> <p><b>Site Appraisal</b></p> <p><i>'A. Understanding the Place</i></p> <p><i>A proper understanding of place is crucial to ensuring that design proposals respond positively to a given location. In order to ensure that new developments take account of the character of an existing place, the Council will require proposals to demonstrate how the design and layout has responded to:</i></p> <ul style="list-style-type: none"> <li>• <i>A1. The strategic and local setting and key views</i></li> <li>• <i>A2. Strategic Green Infrastructure and landscape</i></li> <li>• <i>A3. Character, layout and local features</i></li> <li>• <i>A4. Site boundaries and adjacent land uses...</i></li> </ul> <p><i>B. Working with Site Features...</i></p> <p><i>...In appraising a site's features and immediate context the Council will expect proposals to demonstrate how the design and layout have responde to:</i></p> <ul style="list-style-type: none"> <li>• <i>B1. Heritage assets</i></li> <li>• <i>B2. Topography</i></li> <li>• <i>B3. Water features</i></li> <li>• <i>B4. Physical and hidden constraints</i></li> <li>• <i>B5. Green Infrastructure...'</i></li> </ul>

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<b>Greater London Authority</b>	
<p>The London Plan 2021– The Spatial Development Strategy for Greater London (Greater London Authority, 2021)</p>	<p><b>Policy G1 Green infrastructure</b>  <i>‘London’s network of green and open spaces, and green features in the built environment, should be protected and enhanced. Green infrastructure should be planned, designed and managed in an integrated way to achieve multiple benefits...’</i>  <i>‘Development proposals should incorporate appropriate elements of green infrastructure that are integrated into London’s wider green infrastructure network.’</i></p> <p><b>Policy G2 London’s Green Belt</b>  <i>‘The Mayor strongly supports the continued protection of London’s Green Belt. The NPPF provides a clear direction for the management of development within the Green Belt and sets out the processes and considerations for defining Green Belt boundaries.’</i>  <i>‘The Green Belt should be protected from inappropriate development:</i>                      1) <i>development proposals that would harm the Green Belt should be refused except where very special circumstances exist,</i>                      2) <i>subject to national planning policy tests, the enhancement of the Green Belt to provide appropriate multi-functional beneficial uses for Londoners should be supported.’</i></p> <p><b>Policy G4 Open space</b>  <i>‘The creation of new open space, particularly green space, is essential in helping to meet the Mayor’s target of making more than 50 per cent of London green by 2050. New provision or improved public access should be particularly encouraged in areas of deficiency in access to public open space.’</i>  <i>‘Development proposals should:</i>                      1) <i>not result in the loss of protected open space</i>                      2) <i>where possible create areas of publicly accessible open space, particularly in areas of deficiency.’</i></p> <p><b>Policy G7 Trees and woodlands</b>  <i>‘London’s urban forest and woodlands should be protected and maintained, and new trees and woodlands should be planted in appropriate locations in order to increase the extent of London’s urban forest – the area of London under the canopy of trees.’</i>  <i>‘In their Development Plans, boroughs should:</i>                      1) <i>protect ‘veteran’ trees and ancient woodland where these are not already part of a protected site</i>                      2) <i>identify opportunities for tree planting in strategic locations.</i>  <i>Development proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments – particularly large-</i></p>



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	<i>canopied species which provide a wider range of benefits because of the larger surface area of their canopy.'</i>
<b>London Borough of Havering</b>	
Havering Local Plan 2016-2031 (London Borough of Havering, 2021)	<p><b>Policy 12 Healthy Communities</b>                      ‘...The Local Plan will promote health and wellbeing by:</p> <ul style="list-style-type: none"> <li>• ...ii. Promoting well designed and safe places...</li> <li>• vii. Supporting the provision of multifunctional green infrastructure</li> <li>viii. Seeking environmental improvements...’</li> </ul> <p><b>Policy 27 Landscaping</b>                      ‘The Council will support development proposals that incorporate a detailed and high quality landscape scheme which:</p> <ul style="list-style-type: none"> <li>• i. Takes full account of the landscape character of the site and its wider setting;</li> <li>• ii. Retains and enhances existing landscape features that contribute positively to the setting and character of the local area;</li> <li>• iii. Demonstrates how existing landscape features will be protected during the construction phase;</li> <li>• iv. Maximises opportunities for greening, through the planting of trees and other soft landscaping;</li> <li>• v. Provides strong boundary treatment that integrates with and is sympathetic to the local landscape character and street scene; and</li> <li>• vi. Supports natural habitats and opportunities for enhancing biodiversity.</li> </ul> <p>All proposals will be required to demonstrate that adequate arrangements have been made for future maintenance and management and major development proposals should be supported by a comprehensive Management Plan.’</p> <p><b>Policy 29 Green Infrastructure</b>                      ‘The Council will seek to maintain and expand the network of green spaces and natural features in Havering and optimise the benefits of green infrastructure to the environment, economy and community.                      The Council will support development which includes green infrastructure on-site which is multifunctional and integrates into the wider green infrastructure network.                      Developers are expected to work with existing partnerships to support and enhance green infrastructure provision including:</p> <ul style="list-style-type: none"> <li>• The All London Green Grid</li> <li>• Thames Chase Community Forest</li> <li>• Rainham Wildspace</li> <li>• Land of the Fanns Landscape Partnership</li> </ul> Roding, Beam & Ingrebourne Catchment Partnership’

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<b>Brentwood Borough Council</b>	
<p>Brentwood Local Plan 2016-2033 (Brentwood Borough Council, 2022)</p>	<p><b>Strategic Policy MG02: Green Belt</b></p> <p><i>‘A. The Metropolitan Green Belt within Brentwood Borough (as defined in the Brentwood Policies Map) will be preserved from inappropriate development so that it continues to maintain its openness and serve its key functions. Planning permission will not be granted for inappropriate development in the Green Belt other than in very special circumstances.</i></p> <p><i>B. All development proposals within the Green Belt will be considered and assessed in accordance with the provisions of national planning policy.</i></p> <p><i>C. The Council will seek to enhance the beneficial use of the Green Belt to provide or improve access to it; to provide or enhance opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity and; to improve damaged and derelict land. Development proposals in or adjacent to the Green Belt (including those the subject of allocations in this plan) will be expected to include measures to achieve these objectives so far as it is possible and appropriate.</i></p> <p><i>D. For site allocations which are being released from the Green Belt, development proposals should set out ways in which the impact of removing land from the Green Belt are to be offset through compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land.</i></p> <p><b>Policy NE02: Green and Blue Infrastructure</b></p> <p><i>‘1. Brentwood’s network of green and blue infrastructure (GBI) will be protected, enhanced and managed to provide a multi-functional, high quality open space resource, capable of delivering opportunities for recreation, health and wellbeing, ecological connectivity, biodiversity net-gain as well as wider ecosystem services for climate change adaptation.</i></p> <p><i>2. New development is expected, where possible and appropriate, to maximise opportunities to enhance or restore existing GBI provision and/or create new provision on site that connects to the wider GBI network. Its design and management should also respect and enhance the character and distinctiveness of the local area...</i></p> <p><i>4. Proposals should provide appropriate specification and maintenance plans for the proposed green and blue infrastructure throughout the life of the development.’</i></p> <p><b>Policy NE03: Trees, Woodlands, Hedgerows</b></p> <p><i>‘1. Development proposals that would result in the deterioration or loss of irreplaceable ancient woodland and ancient and veteran trees will not be permitted other than in wholly exceptional circumstances and only if the proposals include a suitable compensation strategy. Applicants will need to demonstrate the efficacy of the strategy by reference to the value of the habitats that will be lost or harmed and provide an appropriate implementation and maintenance programme</i></p>

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	<p><i>to underpin the strategy the performance of which will be subject of a condition and/or planning obligation, as appropriate.</i></p> <p><i>2. In all other cases, proposals should, so far as possible and practicable, seek to retain existing trees, woodlands and hedgerows where they make a positive contribution to the local landscape and/or biodiversity or which have significant amenity value. Wherever possible and appropriate, landscaping schemes should take account of and incorporate these existing features in the scheme and where any loss is unavoidable, incorporate measures to compensate for their loss.'</i></p> <p><b>Policy NE04: Thames Chase Community Forest</b></p> <p><i>'Development proposals which fall within the Thames Chase Community Forest Area should not prejudice the implementation, aims and objectives of the Thames Chase Plan.'</i></p>
<b>Essex County Council</b>	
<p>Annual Plan 2022 – 2023 (Essex County Council, 2022)</p>	<p>One of the four strategic aims is '<i>High Quality Environment</i>'. Part of this strategic aim is to have achieved the following by the end of the Annual Plan:</p> <p><i>'5. Developed the quality and accessibility of our natural environment and green infrastructure so that it enhances quality of life for all our residents.'</i></p>

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